

108.0

0001

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

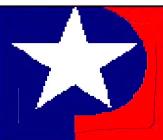
839,400 / 839,400

USE VALUE:

839,400 / 839,400

ASSESSED:

839,400 / 839,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
342		WASHINGTON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FRIEDMAN RICHARD B &amp; SISSIE

Owner 2:

Owner 3:

Street 1: 342 WASHINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: FRIEDMAN RICHARD &amp; FRANCES -

Owner 2: -

Street 1: 342 WASHINGTON ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7627	Sq. Ft.	Site			0	70.	0.85	5									454,170						454,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7627.000	385,200		454,200	839,400		68839
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18

PREVIOUS ASSESSMENT								Parcel ID	108.0-0001-0014.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,200	0	7,627.	454,200	839,400		Year end	12/23/2021
2021	101	FV	374,900	0	7,627.	454,200	829,100		Year End Roll	12/10/2020
2020	101	FV	374,900	0	7,627.	454,200	829,100	829,100	Year End Roll	12/18/2019
2019	101	FV	277,200	0	7,627.	460,700	737,900	737,900	Year End Roll	1/3/2019
2018	101	FV	277,200	0	7,627.	343,900	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	277,200	0	7,627.	311,400	588,600	588,600	Year End Roll	1/3/2017
2016	101	FV	277,200	0	7,627.	298,500	575,700	575,700	Year End	1/4/2016
2015	101	FV	267,000	0	7,627.	253,000	520,000	520,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
FRIEDMAN RICHAR	58778-106		3/28/2012	Convenience		1	No	No		8462
CARON LORRAINE	30522-294		8/9/1999		362,500	No	No			
CARON LORRAINE	21884-380		3/27/1992			1	No	A		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/3/2006	646	Redo Kit	18,000	C		G8	GR FY08		10/26/2018	Meas/Inspect	HS	Hanne S
12/6/2000	937	Redo Bat	10,000	C				REDO BATH-FAMILY R	4/18/2009	Inspected	372	PATRIOT

**ACTIVITY INFORMATION**

4/6/2009	Measured	197	PATRIOT
6/19/2000	MLS		
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/19/1991		JK	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 05 - Garrison				Full Bath: 1	Rating: Average			HALF BATH IN BSMT.									
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Frl: 2	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1960	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal: 1 - Drywall				Functional:	%			Interior:	1	7	3						
Sec Int Wall: %				Economic:	%			Additions:									
Partition: T - Typical				Special:	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override:	%			Baths: 2000									
Sec Floors: 15 - Carpet	5 %			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 140.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.24523807				General:									
Electric: 3 - Typical				Const Adj.: 0.99940491				Totals	1	7	3						
Insulation: 2 - Typical				Adj \$ / SQ: 174.230													
Int vs Ext: S				Other Features: 101869													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 473175													
% Com Wal	% Sprinkled			Depreciation: 88010													
				Depreciated Total: 385164													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:		Juris. Factor:		Before Depr:	174.23										
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0		Val/Su Net:	97.87										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 108.0-0001-0014.A																	
More: N				Total Yard Items:				Total Special Features:				Total:					
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	